

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	KOSLOWSKI THOMAS E			
Owner 2:	LIPINSKI JEAN A			
Owner 3:				
Street 1:	91 WINCHESTER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	NIGRO SAMUEL J JR & EILEEN -		
Owner 2:	-		
Street 1:	91 WINCHESTER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 4065 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.28444	Total SF/SM:	12390	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,187	Spl Credit	Total:	554,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

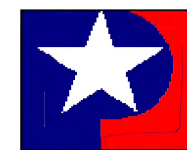
Total Card /

Total Parcel

1,304,800

1,304,800

1,304,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	64655
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Meas/Inspect	163	PATRIOT
10/1/2003	MLS	MM	Mary M
1/12/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
9/13/1991		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12390.000	750,600		554,200	1,304,800		64655
							GIS Ref
							GIS Ref
Total Card	0.284	750,600		554,200	1,304,800	Entered Lot Size	GIS Ref
Total Parcel	0.284	750,600		554,200	1,304,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		321.01	/Parcel: 321.01	Land Unit Type:	11/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	750,600	0	12,390.	554,200	1,304,800		Year end	12/23/2021
2021	101	FV	705,500	0	12,390.	554,200	1,259,700		Year End Roll	12/10/2020
2020	101	FV	705,500	0	12,390.	554,200	1,259,700	1,259,700	Year End Roll	12/18/2019
2019	101	FV	566,000	0	12,390.	554,200	1,120,200	1,120,200	Year End Roll	1/3/2019
2018	101	FV	566,000	0	12,390.	475,000	1,041,000	1,041,000	Year End Roll	12/20/2017
2017	101	FV	566,000	0	12,390.	443,400	1,009,400	1,009,400	Year End Roll	1/3/2017
2016	101	FV	566,000	0	12,390.	380,000	946,000	946,000	Year End	1/4/2016
2015	101	FV	502,200	0	12,390.	340,400	842,600	842,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

